044.0	0007	0010.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	691,800 / 691,800
					USE VALUE:	691,800 / 691,800
					ASSESSED:	691,800 / 691,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		CORAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURNS RICHARD J/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	4 CORAL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BURNS RICHARD J -
Owner 2:	-
Street 1:	4 CORAL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Brick Veneer Exterior and 1454 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5250.000	229,800		462,000	691,800
Total Card	0.121	229,800		462,000	691,800
Total Parcel	0.121	229,800		462,000	691,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.79 | /Parcel: 475.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31735
GIS Ref
GIS Ref
Insp Date 11/30/18

!3809!

PREVIOUS ASSESSMENT

Parcel ID 044.0-0007-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	229,800	0	5,250.	462,000	691,800		Year end	12/23/2021
2021	101	FV	220,700	0	5,250.	462,000	682,700		Year End Roll	12/10/2020
2020	101	FV	220,600	0	5,250.	462,000	682,600	682,600	Year End Roll	12/18/2019
2019	101	FV	183,000	0	5,250.	490,900	673,900	673,900	Year End Roll	1/3/2019
2018	101	FV	183,000	0	5,250.	358,100	541,100	541,100	Year End Roll	12/20/2017
2017	101	FV	183,000	0	5,250.	311,900	494,900	494,900	Year End Roll	1/3/2017
2016	101	FV	183,000	0	5,250.	265,700	448,700	448,700	Year End	1/4/2016
2015	101	FV	182,000	0	5,250.	259,900	441,900	441,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3809

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURNS RICHARD J	73895-32	1	12/24/2019	Convenience	99	No	No		
BURNS RICHARD J	63168-242		1/10/2014	Estate/Div	49,000	No	No		
BURNS MARY E/ET	51412-276		7/8/2008	Family	1	No	No		
BURNS MARY E	25265-585		4/3/1995			No	No		F

PRINT

Date	Time
12/29/21	23:37:04

LAST REV

Date	Time
01/16/20	15:34:03
mmcmakin	

USER DEFINED

Prior Id # 1:	31735
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2008	367	Re-Roof	6,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	CC	Chris C
5/14/2015	SQ Returned	MM	Mary M
1/21/2009	Meas/Inspect	189	PATRIOT
4/22/2000	Inspected	276	PATRIOT
3/3/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5250		Sq. Ft.	Site		0	80.	1.10	1									462,000						462,000	

Total AC/HA:	0.12052	Total SF/SM:	5250	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	462,000	Spl Credit		Total:	462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.02989697
Adj $ / SQ:	139.036
Other Features:	63900
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333000
Depreciation:	103230
Depreciated Total:	229770

COMMENTS

ROOF LEAKS. SINK- TOILET- SHOWER ALL IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	1	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

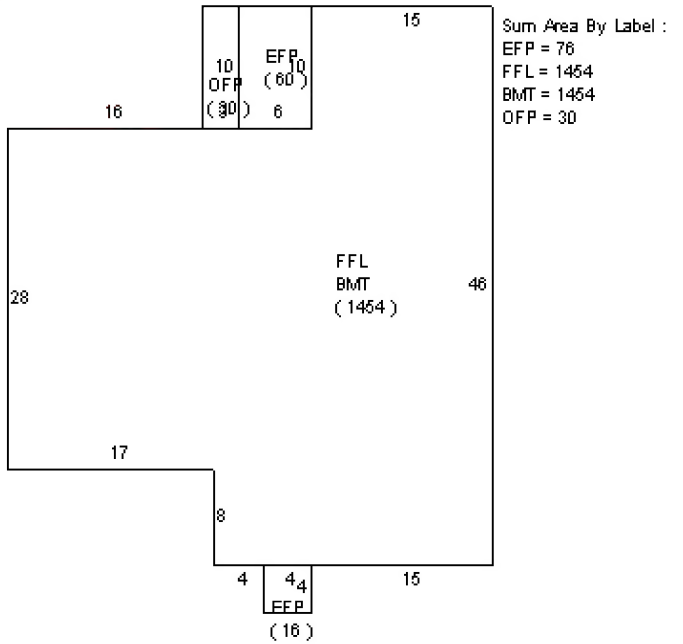
No Unit	RMS	BRS	FL
1	5	1	M
Totals			
1	5	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.04
Special Features:	0	Val/Su Net:	76.24
Final Total:	229800	Val/Su SzAd	158.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,454	41.710	60,648
FFL	First Floor	1,454	139.040	202,158
EFP	Enclos Porch	76	64.930	4,935
OFP	Open Porch	30	45.320	1,359
	Net Sketched Area:	3,014	Total:	269,100
Size Ad	1454	Gross Area	3014	FinArea 1454

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0007-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc